



AGENDA ITEM SUMMARY

District Impacted

- ☒ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

DESCRIPTION	To consider the proposed permanent zoning of 16 Chaparral Hill (KAD No. 14932), a total of 5.505 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to R-3, High-Density Residential District (Jim Cook)
STAFF'S RECOMMENDED ACTION (be specific)	Make recommendation to City Council to consider the proposed permanent zoning of 16 Chaparral Hill (KAD No. 14932), a total of 5.505 acres, from a temporary zoning of R-A, Single-Family Rural Residential District to R-3, High-Density Residential District (Jim Cook)
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration is located at 16 Chaparral Hill. It is south of the new Durango residential development and across Shooting Club from Albany (industrial). It was recently annexed by the City and now requires permanent zoning. Jim Cook has purchased the property and is the proposed developer. He developed Saddlehorn and the Reserve at Saddlehorn residential subdivisions on the north side of town off of Esser and Adler.</p> <p>The property is identified in the Land Use Plan as business park, but as we've discussed before when we considered the neighboring property to the north (Durango), this side of Shooting Club is not conducive to industrial development due to topography. The R-3 zoning would allow a range of residential lots from townhomes to 5,400 sf residential lots, but excludes duplexes. Sewer and gas will be provided by the City of Boerne, electricity will be provided by Bandera Electric and water will be provided by Kendall West Utility District as this area is outside of our service plane and would be too costly to provide water. It is staff's anticipation that, now that water is available to the area and due to the topography, this side of Shooting Club will continue to develop as residential up to the intersection of FM 1376, where we would anticipate future commercial.</p> <p>We have attached the location map and the survey.</p>
COST	
SOURCE OF FUNDS	

ADDITIONAL INFORMATION	
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This summary is not meant to be all inclusive. Supporting documentation is attached.